

# CITY OF RENO

## Planning Commission

October 3, 2012  
Staff Report

Agenda #

V1-6

Ward #

4

**CASE No.:** LDC13-00021 (Leather Lane Major Drainageway)

**APPLICANT:** William Mardison II

**APN NUMBER:** 086-402-07 & 08

**REQUEST:** This is a request for a special use permit to allow grading disturbance in a major drainageway to install a 5 foot tall, 11 foot wide and 45 foot long culvert to cross the drainageway.

**LOCATION:** The grading will occur on the north side of two parcels containing  $\pm 38.01$  acres located along the south side of Leather Lane,  $\pm 620$  feet east of its intersection with Wise Avenue in the LDS (Low Density Suburban-1 acre minimum parcel size-Washoe County) zone. The site has a Master Plan land use designations of Low Density Suburban/Rural Residential and Open Space Reno Stead Corridor Joint Plan.

**PROPOSED MOTION:** Based upon compliance with the applicable findings, I move to approve special use permit, subject to conditions.

### RECOMMENDED CONDITIONS OF APPROVAL:

All conditions shall be met to the satisfaction of Community Development Department staff, unless otherwise noted.

1. The project shall comply with all applicable City codes, plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports, materials and City codes, City codes in effect at the time the application is submitted, shall prevail.
2. The applicant shall apply for all building permits for the project within 18 months from the date of final approval, and continuously maintain the validity of those permits, or this approval shall be null and void.
3. Prior to issuance of any building permit, the applicant shall attach a copy of the final approval letter recorded by the Washoe County Recorder's Office.

4. The applicant, developer, builder, property or business owner, as applicable, shall continuously maintain a copy of this approval letter on the project site during the construction and operation of the project/business. The project approval letter shall be posted or readily available upon demand by City staff.
5. The drainage crossing shall be designed according to the Hydrology Report submitted by Summit Engineering Corporation titled "Hydrologic and Hydraulic Report for the Culvert Analysis at Leather Lane" dated August 13, 2012. Prior to the approval of any permit, the applicant shall demonstrate the proposed conveyance facilities mitigate downstream impacts and meet the City's minimum requirements for erosion control, storm water flow velocities, and energy dissipation.
6. All storm water conveyance facilities will be privately owned and maintained. Adequate maintenance access shall be provided for all improvements.
7. The private access roadway shall be surfaced to a minimum fourteen foot width from the end of the existing pavement on Leather Lane to the east boundary of parcel 086-402-07 with a minimum of two inches of recycled AC grindings.

**BACKGROUND:** In 2007 the previous owner of APN 086-402-08 (east parcel in this application) began obtaining permits to construct a ±3,520 square foot house on that parcel. During that process it was discovered no Special Use permit (SUP) for the existing culvert constructed in Leather Lane to cross the major drainageway had been approved to allow its installation. With this discovery it was also determined the crossing needed to be upgraded to City standards to contain the flow requirements of a major storm event, which includes adding the second culvert crossing requested with this application. Based on the topography of the area, the existing Leather Lane access road to the house which crosses the major drainageway is the most viable alternative and would require the least grading disturbance.

This property is located in the City's Sphere of Influence but not within the City of Reno corporate boundary. The applicant has applied to annex the property. However, the application is on hold as the property is not contiguous to the City limits. Because the property is located in the City's Sphere it is subject to City Planning and Building authority. According to the application the house on the property is almost finished and needs to be completed prior to winter to avoid interior damage.

**ANALYSIS:**

Land Use Compatibility: Land use surrounding the site consists of a mobile home park and vacant property to the north; vacant property to the east and south and a single

family residence and vacant property to the west. Since there is no use proposed other than improvements to an existing road and drainageway crossing to provide access to an existing house, the project is compatible with surrounding uses (SUP findings a & e). The project will not be detrimental, adversely affect or be a nuisance to area properties as it will improve the project access and bring an existing drainage deficiency into conformance with City standards (SUP finding f). There are no signs or buildings proposed to affect the character of the area or privacy of adjacent residential uses (SUP findings g & h).

Major Drainageway Special Use Permit: As defined in the Drainageway Protection section of code, the drainageway comprises the area containing the 100 year flood plain (Zone A) plus a 15 foot setback from the grade break at the top of the slope. The construction of the drainageway crossing occurs in an FEMA Zone A designated flood plain. The existing FEMA flood designation and limits of flooding are based upon the existing unpermitted crossing not being in place. The upsizing of the culvert crossing to convey the 100-year storm flows is required to meet City of Reno and FEMA criteria. The existing undersized culvert crossing creates a backwater and overtopping effect of the existing roadway. The roadway overtopping, coupled with an unsurfaced roadway, imparts additional sediment load into the drainageway. The upsizing of the culvert crossing will return this reach of the drainageway to historical drainage patterns and reduce sediment loads.

The applicant is proposing to remove a  $\pm 6$  foot wide,  $\pm 50$  foot long section of a dirt road located in a disturbed section of a major drainageway to install a 5 foot tall, 11 foot wide, 45 foot long concrete culvert in its place. The work proposed is located within the 100 year flood plain and is necessary to improve drainage and access to a house as discussed above. In this case the total area of disturbance to the drainageway is  $\pm 760$  square feet of which 540 square feet are removal of the dirt within the road. Upon completion of the work,  $\pm 220$  square feet of restoration consisting of revegetation and slope/channel armoring adjacent to the culvert will be required. The total area of disturbance is very minimal and will result in increasing the capacity of the drainageway with little to no impact.

When grading in a major drainageway, appropriate mitigation is required to address the five considerations related to the major drainageway special use permit. These include:

- (a) adequate maintenance and provision of emergency access;
- (b) the appropriateness of the fence treatment as it relates to the width of the drainageway;
- (c) impacts of the design on the ability of the drainageway to adequately accommodate any proposed bicycle/pedestrian path;

- (d) visual and aesthetic impact particularly as viewed from public streets, parks or open spaces; and
- (e) impact of the design on wildlife and water quality values.

To address item (a), the applicant can provide maintenance access to both sides of the structure openings from the road as the drainageway is approximately six feet deep. This would allow either hand crews to clear out storm drainage debris or the use of a back hoe from the road. The road provides access to only one house. The grading for the culvert addition will provide more reliable emergency access to the property. Therefore, adequate maintenance and emergency access will be provided with this project.

Item (b) is not applicable as no fencing is proposed nor is fencing necessary in this instance.

Item (c) is not applicable as there are no bicycle or pedestrian trails located within or planned for this section of the drainageway.

To address item (d) the disturbed slopes located on the north and south sides of the culvert will be revegetated and/or armored to blend these slopes into the adjacent slopes. The area of disturbance is not large ( $\pm 220$  square feet) nor is it visible from any public streets, parks or open space.

This project will have a minimal impact on wildlife as it does not disturb any existing vegetation used by wildlife for forage or cover. The revegetation and armoring improvements associated with this project should improve water quality by reducing erosion and sedimentation. Code requires all areas disturbed by project grading to be restored and bonded as necessary (Item e).

Condition No. 5 is recommended to ensure proper construction of the drainageway improvements in conformance with the drainage study provided with the application. These improvements are private and will be maintained by the property owner (Condition No. 6).

Public Safety: Police and Fire staff had no comments related to this request.

Public Improvements: There are no public improvements associated with this project.

Access and Circulation: This project will improve access and circulation to the site by reducing potential storm drainage damage to Leather Lane, the primary access road serving the two lots affected by this request. It is recommended the applicant be required to surface Leather Lane with asphalt grindings to a minimum width of 14 feet from the end of pavement to the east side of parcel 086-402-07 (Condition No. 7). (SUP findings c & d).

Master Plan: This project is consistent with the Low Density Suburban/Rural Residential Reno Stead Corridor Joint Plan Master Plan land use designation on the property. As proposed and with recommended conditions, the project appears to be consistent with the following applicable Master Plan policies: E-2 a special use permit should be required for activities which disturb a major drainageway; and SD-22 require implementation of Low Impact Development methods to manage post construction storm water run-off. (SUP finding b).

Reno Stead Corridor Joint Plan (RSCJP): The site is located in the RSCJP and is designated Low Density Suburban/Rural Residential in the Plan (2.5-1 acre minimum lot size), which is appropriate for the existing single family use. As proposed and with recommended conditions, this request is consistent with the following applicable policy contained in the RSCJP: C.2 protect drainageways in accordance with applicable City ordinances.

General Code Compliance: As proposed and with recommended conditions the project is in compliance with applicable sections of City code.

Other Reviewing Bodies:

Washoe County District Health Department: The applicant proposes to install rock rip rap in the bottom of the channel both up and down stream with installation of the new culvert to address Health Department comments related to reducing erosion run-off.

Neighborhood Advisory Board: This project was reviewed by the North Valleys Neighborhood Advisory Board (NVNAB) on September 17, 2012. A copy of their comments is attached to this report (Exhibit A). This project was not reviewed by the North Valleys Citizens Advisory Board (CAB) because they have suspended their meetings for the rest of 2012. The applicant did send an invitation to the CAB members to attend the NVNAB meeting and requested they provide any comments directly to staff. No CAB comments were received.

AREA DESCRIPTION			
	LAND USE	MASTER PLAN DESIGNATION	ZONING
NORTH	Mobile Home Park, Vacant	Low Density Suburban/Rural Residential- RSCJP	LDS (Co.)
SOUTH	Vacant	Open Space, Parks & Recreation-RSCJP	OS, P&R (Co.)
EAST	Vacant	Low Density Suburban/Rural Residential- RSCJP	LDS (Co.)
WEST	Single Family Residence, Vacant	Low Density Suburban/Rural Residential- RSCJP	LDS (Co.)

**LEGAL REQUIREMENTS:**

RMC 18.06.405(e)(1)      Special Use Permit  
RMC 18.12.1901          Special Use Permits for Disturbance of a Major Drainageway

**FINDINGS:**

Special Use Permit: General special use permit findings. Except where specifically noted, all special use permit applications shall require that all of the following general findings be met, as applicable.

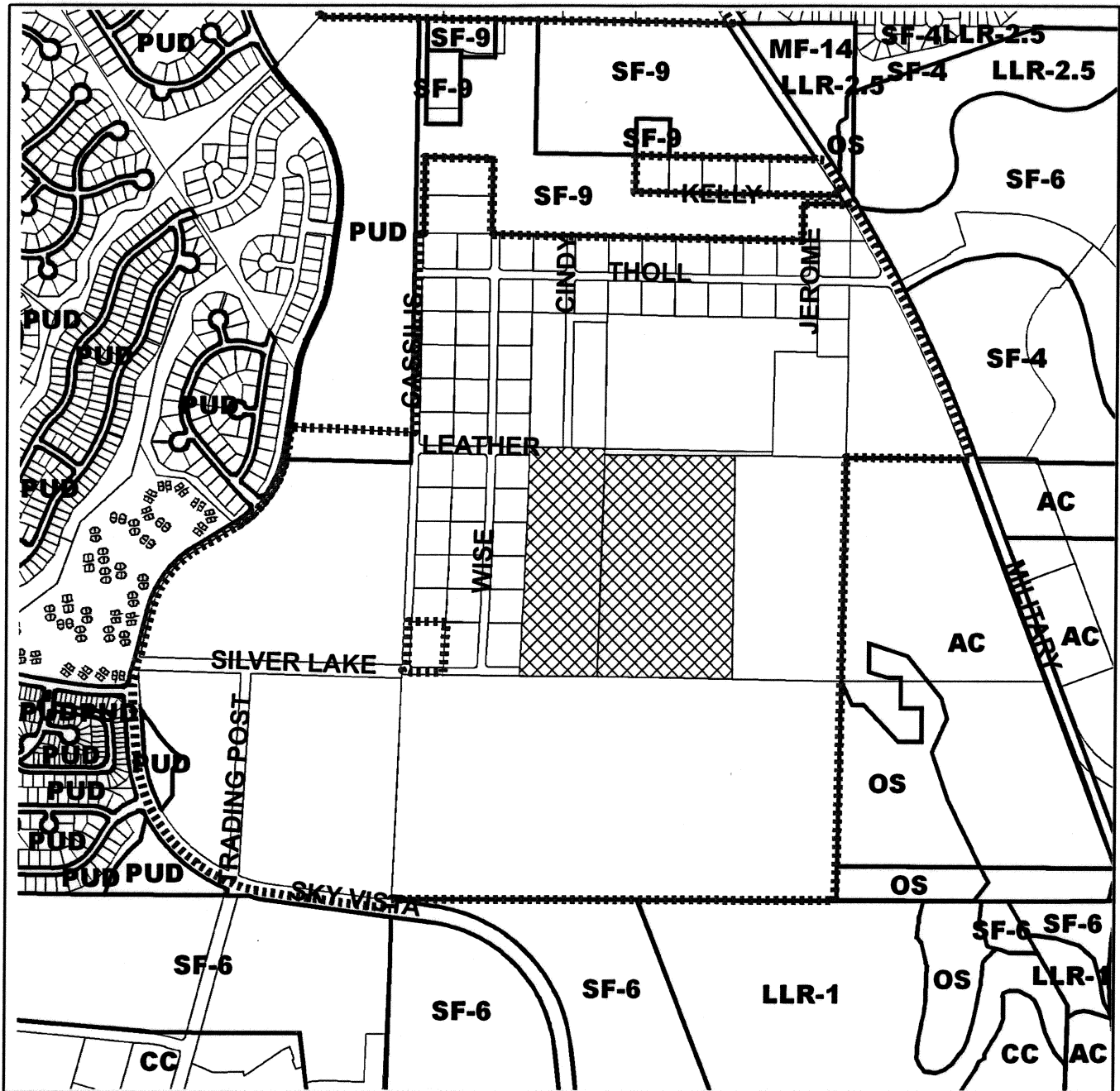
- a. The proposed use is compatible with existing surrounding land uses and development.
- b. The project is in substantial conformance with the master plan.
- c. There are or will be adequate services and infrastructure to support the proposed development.
- d. The proposal adequately mitigates traffic impacts of the project and provides a safe pedestrian environment.
- e. The proposed site location and scale, intensity, density, height, layout, setbacks, and architectural and overall design of the development and the uses proposed, is appropriate to the area in which it is located.
- f. The project does not create adverse environmental impacts such as smoke, noise, glare, dust, vibrations, fumes, pollution or odor which would be detrimental to, or constitute a nuisance to area properties.

- g. Project signage is in character with project architecture and is compatible with or complementary to surrounding uses.
- h. The structure has been designed such that the window placement and height do not adversely affect the privacy of existing residential uses.

Special Use Permit: Special use permits for disturbance of a major drainageway. In order to approve a special use permit for disturbance of a major drainageway according to Article XIX: DRAINAGEWAY PROTECTION STANDARDS of Chapter 18.12, the decision-making body shall make the general special use permit findings and the following additional considerations:

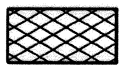
- a. provision of adequate maintenance and emergency access;
- b. the appropriateness of the fence treatment as it relates to the width of the drainageway;
- c. impacts of the design on the ability of the drainageway to adequately accommodate any proposed bicycle/pedestrian path;
- d. visual and aesthetic impact particularly as viewed from public streets, parks or open spaces; and
- e. impacts of the design on any wildlife and water quality values.

Staff: Vern Kloos, AICP, Senior Planner



LDC13-00021

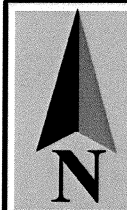
## Leather Lane Major Drainageway



Subject Site



City Limits



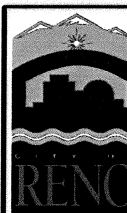
0 135270 540 810 1,080

Feet

The information hereon is approximate and is intended for display purposes only. Reproduction is not permitted.

For additional information, please contact the City of Reno Community Development Department.

Map Produced: August, 2012

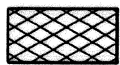


Community Development Department

450 Sinclair Street Phone: 334-2063  
P.O. Box 1900 Fax: 334-2043  
Reno, NV 89505 [www.cityofreno.com](http://www.cityofreno.com)



# LDC13-00021 Leather Lane Major Drainageway



Subject Site



City Limits



0 135270 540 810 1,080 Feet

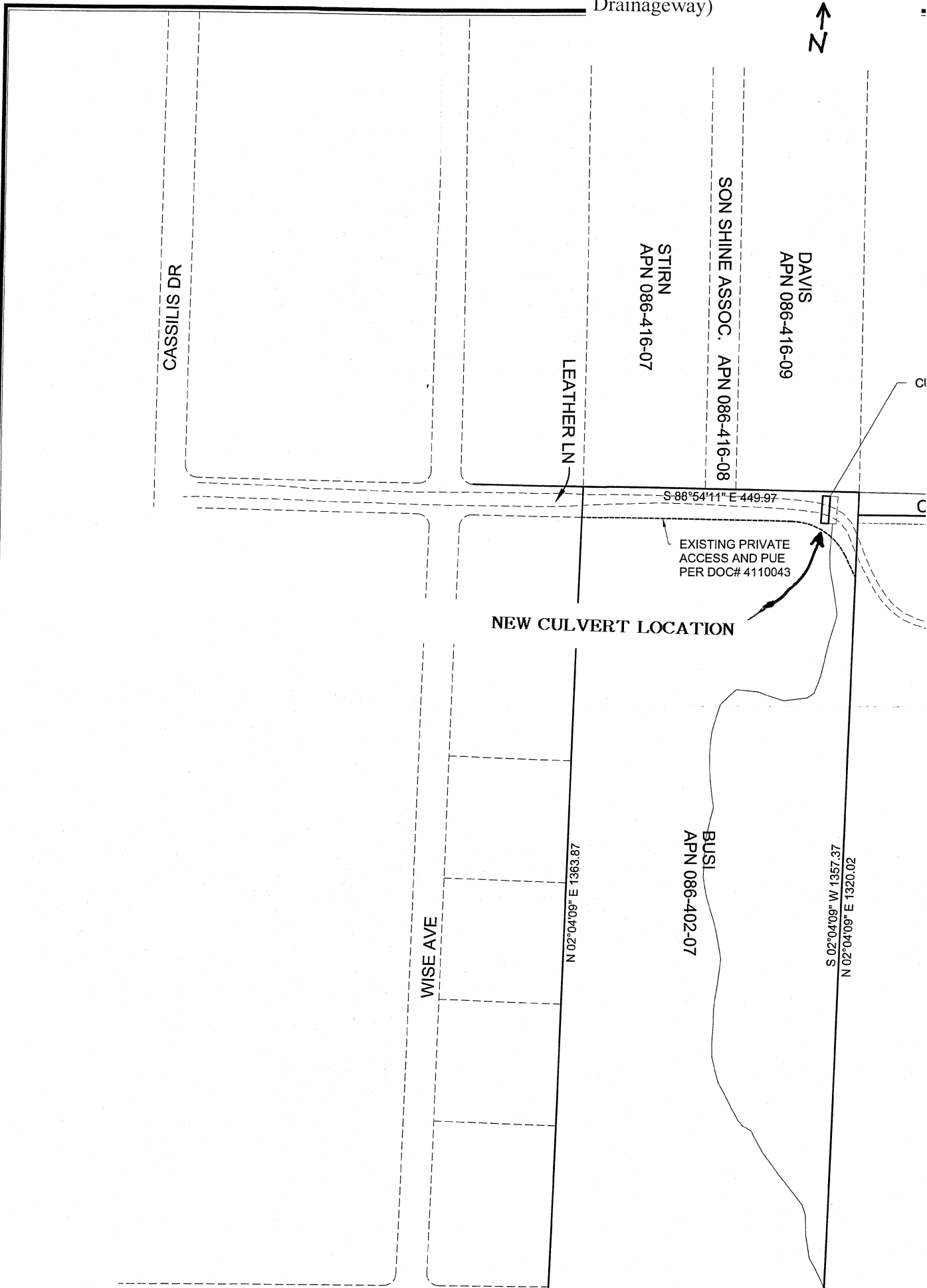
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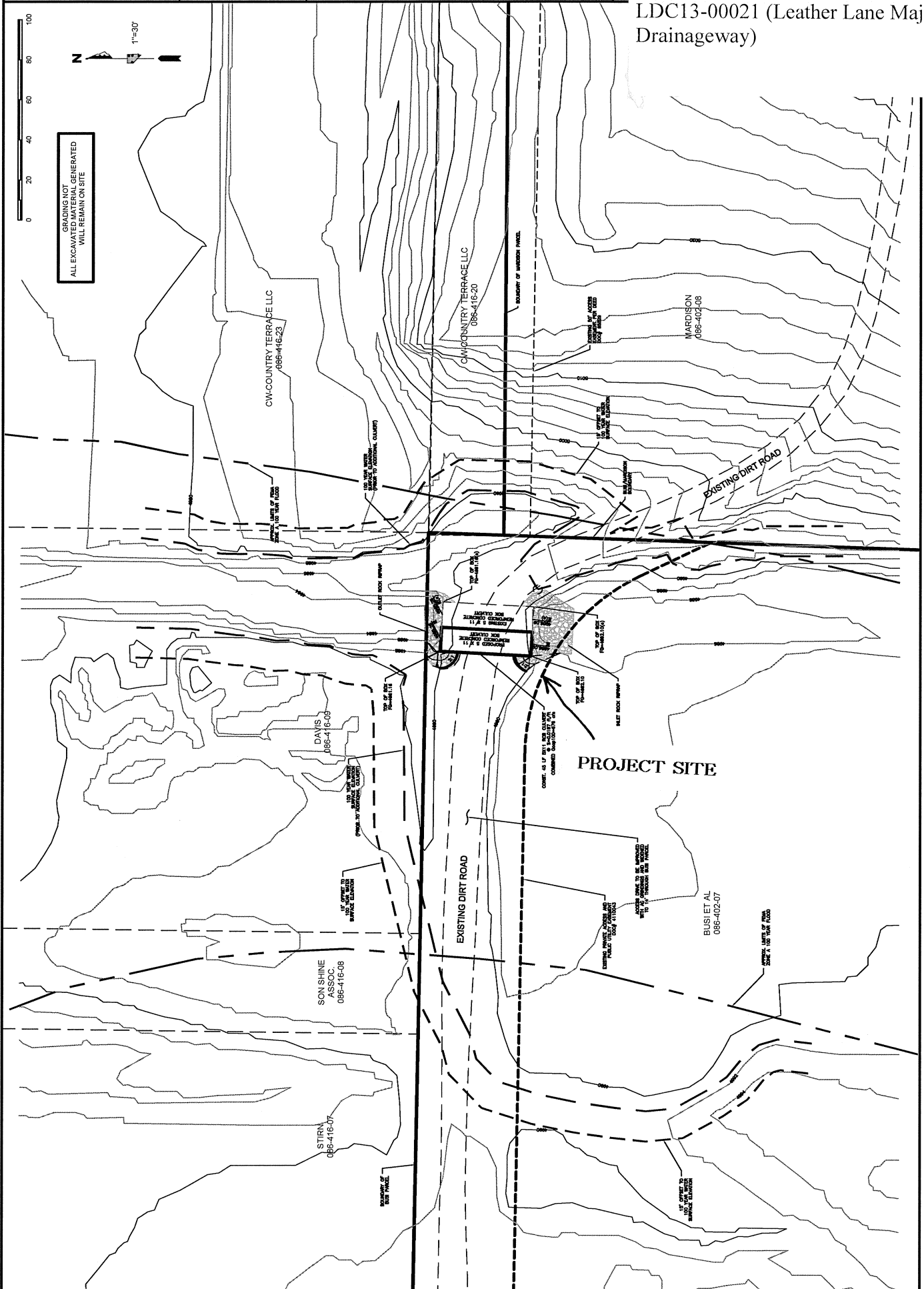
Community Development  
Department

450 Sinclair Street Phone: 334-2063  
P.O. Box 1900 Fax: 334-2043  
Reno, NV 89505 [www.cityofreno.com](http://www.cityofreno.com)



## WASHOE COUNTY NEVADA


Age Group	Percentage
18-24	10
25-34	20
35-44	30
45-54	25
55-64	15
65-74	10
75-84	5
85+	5





**PROJECT REVIEW FORM**  
Ward Four North Valleys  
Neighborhood Advisory Board

**EXHIBIT "A"**

Case No. LDC13-00021 / ANX13-0001 Date: Sept 17, 2012

Case Name: Leather Lane Major Drainage / Leather Lane Annexation

Case Planner: Vern Kloos

NAB Member Name: Paul McKenzie

Community Liaison: Lisa Mann

**NAB COMMENTS:**

No issues with application

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Issues/Concerns: The "sample issues" box below may be used as a guide during the project review process.

**SAMPLE ISSUES:**

<i>Auto &amp; Pedestrian Access</i>	<i>Public/Fire Safety</i>	<i>Architecture</i>	<i>School Impact</i>
<i>Neighborhood Compatibility</i>	<i>Traffic</i>	<i>Building Height</i>	<i>Pollution</i>
<i>Intensity/Density</i>	<i>Signage</i>	<i>Landscaping</i>	<i>Privacy</i>
<i>Good Location</i>	<i>Lighting</i>	<i>Environmental Concerns</i>	

Suggested modifications to the proposal to address NAB concerns:

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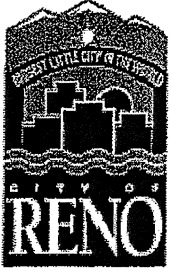
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Paul McKenzie

NAB Member Signature



**PROJECT REVIEW FORM**  
Ward Four North Valleys  
Neighborhood Advisory Board

Case No. 2 DC-00021 Date: 9/1/17

Case Name: Leather Lane Major Drainage Way

Case Planner: \_\_\_\_\_

NAB Member Name: Tom Hill

Community Liaison: Lisa Mann

NAB COMMENTS:

No Objections

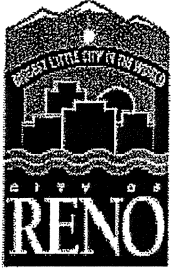
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<i>Good Location</i>	<i>Lighting</i>	<i>Environmental Concerns</i>	

Suggested modifications to the proposal to address NAB concerns:

\_\_\_\_\_  
NAB Member Signature



**PROJECT REVIEW FORM**  
**Ward Four North Valleys**  
**Neighborhood Advisory Board**

Case No. LD13-00021 Date: 9/17/12

Case Name: Leather Lane Major Drainage way

Case Planner: Vern Kloos

NAB Member Name: Kate McGoldick

Community Liaison: Lisa Mann

**NAB COMMENTS:**

I do not think that the taxpayers should not  
have to pay for the improvements to make this gentleman  
home more acceptable. There is no power to this  
lot. I have no real information concern about this project

Issues/Concerns: The "sample issues" box below may be used as a guide during the project review process.

**SAMPLE ISSUES:**

<i>Auto &amp; Pedestrian Access</i>	<i>Public/Fire Safety</i>	<i>Architecture</i>	<i>School Impact</i>
<i>Neighborhood Compatibility</i>	<i>Traffic</i>	<i>Building Height</i>	<i>Pollution</i>
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<i>Good Location</i>	<i>Lighting</i>	<i>Environmental Concerns</i>	

Suggested modifications to the proposal to address NAB concerns:

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NAB Member Signature